

175.0

0005

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

717,000 /

717,000

USE VALUE:

717,000 /

717,000

ASSESSED:

717,000 /

717,000

175.0

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USE VALUE:

717,000 /

717,000

ASSESSED:

717,000 /

717,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		NICOD ST, ARLINGTON

OWNERSHIP

Owner 1:	DEMAs NICKOLAS P
Owner 2:	NAKAJIMA NOZOMI
Owner 3:	
Street 1:	19 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	ARONS DANIEL M -
Owner 2:	SCULLY SARAH E -
Street 1:	19 NICOD ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 2142 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	297,000		420,000	717,000
Total Card	0.138	297,000		420,000	717,000
Total Parcel	0.138	297,000		420,000	717,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	334.73	/Parcel:	334.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,000	0	6,000.	420,000	717,000		Year end	12/23/2021
2021	101	FV	286,100	0	6,000.	420,000	706,100		Year End Roll	12/10/2020
2020	101	FV	286,100	0	6,000.	420,000	706,100	706,100	Year End Roll	12/18/2019
2019	101	FV	227,300	0	6,000.	414,000	641,300	641,300	Year End Roll	1/3/2019
2018	101	FV	232,800	0	6,000.	318,000	550,800	550,800	Year End Roll	12/20/2017
2017	101	FV	232,800	0	6,000.	300,000	532,800	532,800	Year End Roll	1/3/2017
2016	101	FV	232,800	0	6,000.	276,000	508,800	508,800	Year End	1/4/2016
2015	101	FV	217,300	0	6,000.	258,000	475,300	475,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARONS DANIEL M,	78982-315	1	10/25/2021		921,000	No	No		
SAVIGNANO LEONA	33878-264		10/19/2001		415,000	No	No		
	13068-406		10/1/1976		47,000	No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARONS DANIEL M,	78982-315	1	10/25/2021		921,000	No	No		
SAVIGNANO LEONA	33878-264		10/19/2001		415,000	No	No		
	13068-406		10/1/1976		47,000	No	No	N	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
8/9/2018	Inspected	CC	Chris C
6/26/2018	MEAS&NOTICE	BS	Barbara S
10/5/2008	Meas/Inspect	345	PATRIOT
1/25/2002	MLS	MM	Mary M
12/13/1999	Meas/Inspect	256	PATRIOT
7/20/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	117493
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	17:30:32

LAST REV

Date	Time
11/10/21	11:02:36
mmcmakin	
13671	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

